Why CMMS?

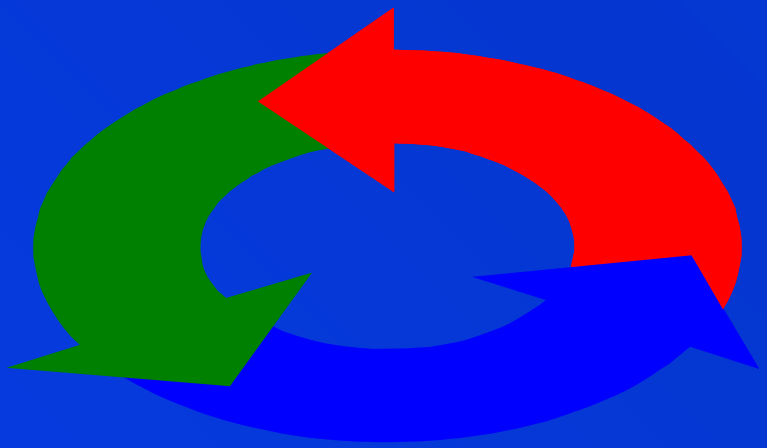
“Nobody buys an electric drill because they need an electric drill…. they buy an electric drill because they need a hole!”

- Origin Unknown

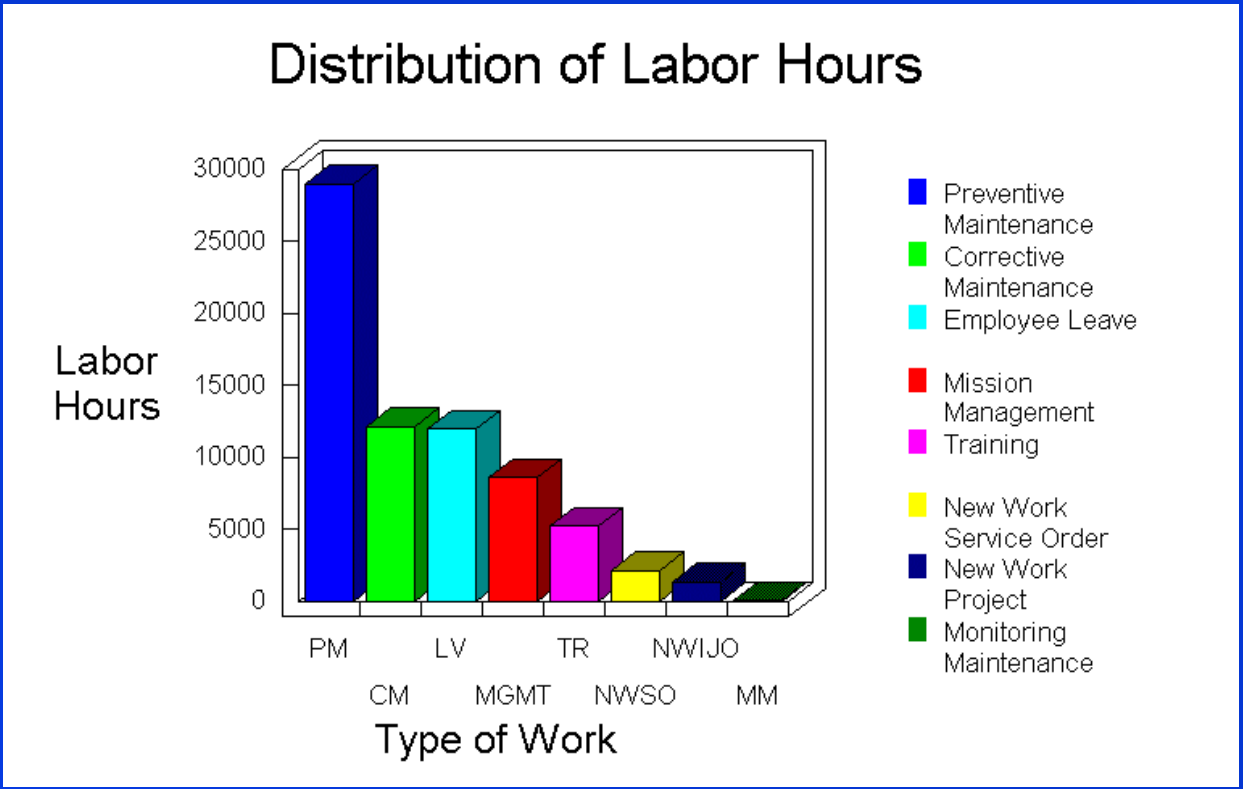
This is why . . .

A properly implemented CMMS will:

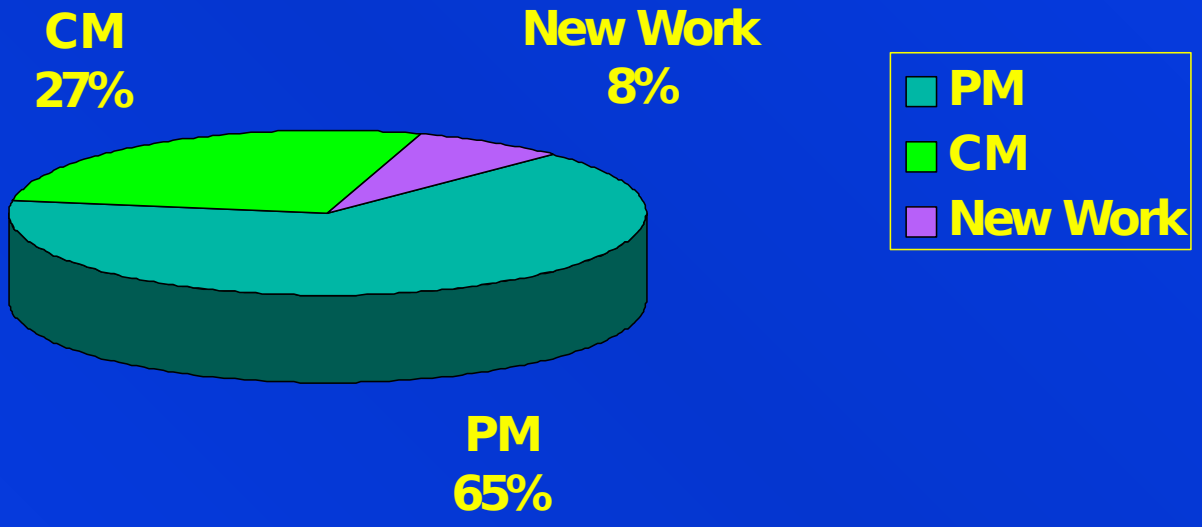
- **document a maintenance strategy**
- **manage the work**
- **support analysis and evaluation for improvements to the strategy**



Labor Utilization



Workload Distribution
FY 97



Division Targets: PM 60-65%; CM 25-35%; NW 5-10

CMMS Pre-implementation

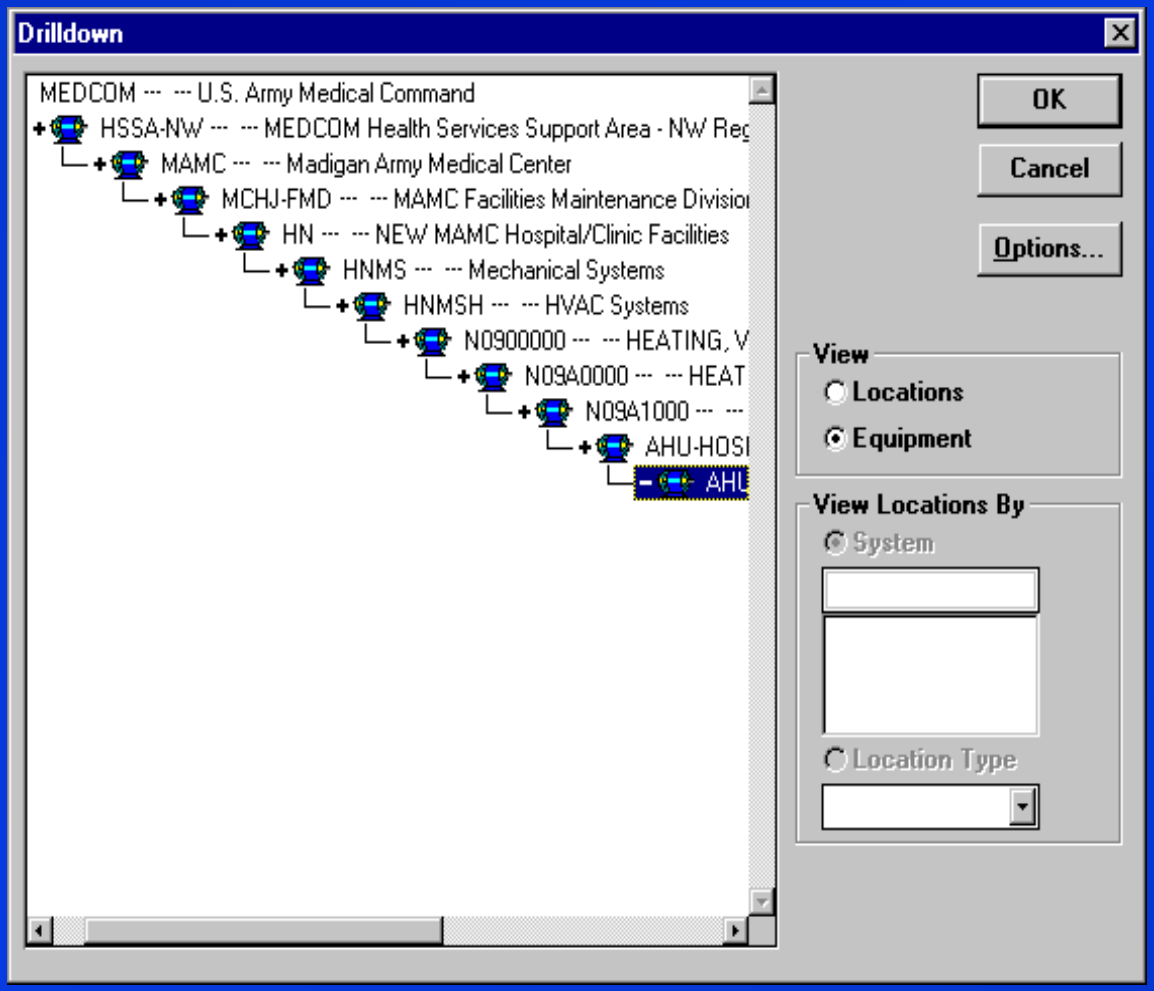
- Commit to an Intensive PM Program
- Identify Systems to be Managed
- Determine Systemic Relationships
- Define O&M Activities
  - Testing & Monitoring
  - Preventive Maintenance
  - Preemptive Maintenance
  - Training & Certification
- Prepare Implementation Plan

Implementation Plan

- Team selection
- Business Practices Analysis
- CMMS product selection
- Training
- Process Definition
  - work management
  - materials management
  - purchasing
  - financial management
- Security

Systems Hierarchy

- Logical Relationships
- Accountability
- Primary hierarchy
  - Systemic, organizational
- Secondary hierarchies
  - location
  - customer
- Grouping of maintained assets
  - “one job - multiple actions”


Drilldown
MEDCOM --- --- U.S. Army Medical Command
HSSA-NW --- --- MEDCOM Health Services Support Area - NW Reg
MAMC --- --- Madigan Army Medical Center
MCHJ-FMD --- --- MAMC Facilities Maintenance Divisio
HN --- --- NEW MAMC Hospital/Clinic Facilities
HNMS --- --- Mechanical Systems
HNMSH --- --- HVAC Systems
N0900000 --- --- HEATING, V
N09A0000 --- --- HEAT
N09A1000 --- ---
AHU-HOSI
AHU
OK
Cancel
Options...
View
Locations
Equipment
View Locations By
System
Location Type

Scheduled Activities

- Types of Work
  - training
  - preventive maintenance
  - testing, monitoring, calibration
- Schedule
  - sequenced?
  - fixed or sliding?
  - chronological, usage, or condition?
- Detailed activities

Unscheduled Activities

- **Corrective Maintenance**
  - **reception**
  - **assignment**
  - **closure**
- **Improvements / modifications**
  - **reception**
  - **approval**
  - **assignment**
  - **closure**
  - **reimbursement?**

Unscheduled Activities (cont'd)

- **Projects**
  - **estimating**
  - **approvals**
  - **phasing**
  - **execution**
  - **closure**
  - **reimbursement**